

PB# 88-25

**Herbert Redl
(Amended SP)**

9-1-25.222

Approved 7/13/88

Approved 7-13-88
Herbert H. Redl Amended Site 88-21
88-25

TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		General Receipt		10056
Received of <u>Herb Redd</u>		Date <u>Oct. 31</u> 19 <u>88</u>		
For <u>One Hundred Seventy Two and 50/100</u>		\$ <u>172⁵⁰/₁₀₀</u>		
# <u>72.50 - P/B Engineering Fee - Site Plan Fee</u>		DOLLARS <u>100.00</u>		
DISTRIBUTION:		By <u>Pauline L. Townsend</u>		
FUND	CODE	AMOUNT	Town Clerk	
<u>Check # 172.50</u>			Title	
<u># 0217</u>				

Williamson Law Book Co., Rochester, N. Y. 14609

TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		General Receipt		9738
Received of <u>Guardian Self Storage V</u>		Date <u>April 15,</u> 19 <u>88</u>		
For <u>Twenty - Five and 00/100</u>		\$ <u>25.00</u>		
# <u>Amended Site Plan 88-25</u>		DOLLARS		
DISTRIBUTION:		By <u>Pauline L. Townsend</u>		
FUND	CODE	AMOUNT	Town Clerk	
<u>OK # 0083</u>		<u>25.00</u>	Title	

Williamson Law Book Co., Rochester, N. Y. 14609

GUARDIAN SELF STORAGE V

0277

Vendor No / Name: TWNNWI / TOWN OF NEW WINDSOR

277

Invoice	Reference	Inv Date	Inv Amt	Amt Paid	Discount	Adj Amt	Net Amt
SITE PLA APPROVAL		10/28/88	172.50	172.50	0.00	0.00	172.50

Check Date = 10/28/88

Check Total = 172.50

88-25



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 GUASSAICK AVE (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

23 June 1988

Herbert Redl
Allsport Building
24A North Road
Poughkeepsie, NY 12601

SUBJECT: MINI WAREHOUSE SITE PLAN (TB6-066)
TOWN OF NEW WINDSOR, NEW YORK

Dear Mr. Redl:

I am in receipt of your letter dated 31 May 1988 with regard to the subject project. It is understood that the pavement structure within the project has been revised from a 1" top and 2" binder to a 3" binder installation. I do agree that it would be appropriate to consider a sealer upon completion of the final phases of the overall project. I am sure that it is your interest, as well as the Town Planning Board's, to produce a finished pavement structure which will be of long-life construction. It is my opinion that the binder course must be sealed (by finish top course or liquid sealant), at some time in the future.

Please be advised that I have no objection to the revision in the pavement structure as referenced in your 31 May 1988 letter. It should be noted, however, that the Planning Board may require as part of the subsequent phase approvals, that the overall project pavement be sealed in a manner acceptable to the Board. Given this condition, please be advised that I will reduce the site plan bond for Phase I accordingly. Please have the other outstanding items for Phase I completed and advise the Building Inspector, Mr. Michael Babcock, when a final field review of Phase I can be made.

Herbert Redl

-2-

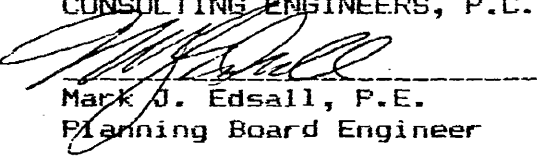
23 June 1988

If you do not agree to the condition where a sealant may be required as part of the subsequent phase approvals, please advise me immediately.

Should you have any questions concerning the above, please do not hesitate to contact the undersigned.

Very truly yours,

MCGOEY AND HAUSER
CONSULTING ENGINEERS, P.C.



Mark J. Edsall, P.E.
Planning Board Engineer

MJEnje

cc: ~~Henry Scheffle, Planning Board Chairman~~
Michael Babcock, Building Inspector



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR PLANNING BOARD

CHECKLIST FOR COMPLETE SUBMITTALS AND ROUTING CHECKLIST

PROJECT NAME: Herbert A. Redl Amended Site Plan
PROJECT NUMBER: 88-25

Completed Application Form	<input checked="" type="checkbox"/>
Notarized Endorsement on Application	<input checked="" type="checkbox"/>
Application Fee	<input checked="" type="checkbox"/>
Proxy Statement	<input checked="" type="checkbox"/>
Environmental Assessment Form	<input checked="" type="checkbox"/>
Completed Checklist	<input checked="" type="checkbox"/>
Fourteen (14) Sets of Submittal Plans	<input checked="" type="checkbox"/>

ROUTING PROCEDURE

Copies of the submitted plan should be sent to the following Departments.

Sewer Department	_____	Building Inspector	_____
Planning Board Engineer	_____	Water Department	_____
Orange County Planning*	_____	Highway Department	_____
Bureau of Fire Prevention	_____	NYSDOT*	_____

In addition copies of the following should be sent to the Planning Board Engineer:

Application	_____	EAF	_____
Submittal Checklist	_____	Dept. Review	_____

* O/C Planning and DOT as required.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, ~~LOT LINE CHANGE~~
~~OR SUBDIVISION PLAN~~ APPROVAL

1. Name of Project HERBERT H. REDL; AMENDED "MINI-WAREHOUSE" SITE PLAN
2. Name of Applicant HERBERT H. REDL Phone (914) 471-3388
Address 240 NORTH ROAD POUGHKEEPSIE N.Y. 12601
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record (APPLICANT) Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan ELIAS D. GREVAS, L.S. Phone (914) 562-8667
Address 33 QUASSACK AVE, NEW WINDSOR, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the EAST side of WINDSOR HIGHWAY (RT 32)
_____ (Street)
_____ feet _____ (Direction)
of AT UNION AVENUE
(Street)
7. Acreage of Parcel 14.4 ± 8. Zoning District (S) NC, PI, R-4
9. Tax Map Designation: PART OF Section 9 Block 1 Lot 25.222
10. This application is for MINI-WAREHOUSE BUILDINGS
WITHIN THE P.Z. ZONE
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? YES

If so, list Case No. and Name # 87-2 VARIANCE FOR
FENCE CONSTRUCTION (23 FEB. 1987)

12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.: 117-42-3690

STATE OF NEW YORK

Herbert Redl being duly sworn, deposes and says
that he resides at Clinton Corners NY 240A North Rd
in the County of Dutchess and State of New York
and that he is (the owner in fee) of [REDACTED]
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this 14th

X [Signature]
(Owner's Signature)

14th day of April 1988

[Signature]
(Applicant's Signature)

Holly Bilchak
Notary Public

OWNER/APPLICANT
(Title)

HOLLY BILCHAK
Notary Public, State of New York
No. 4815700
Qualified in Ulster County
Commission Expires 4/30/88

REV. 3-87

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: HERBERT H. REDL; AMENDED "MINI-WAREHOUSE" SITE PLAN
Location: EAST SIDE OF WINDSOR HIGHWAY (RT 32) AT UNION AVENUE

ID Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

- | | YES | NO |
|--|--------------------------|-------------------------------------|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will there be a major change to any unique or unusual land form found on the site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will project alter or have a large effect on an existing body of water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will project have an adverse impact on groundwater quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will project significantly effect drainage flow on adjacent sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will project affect any threatened or endangered plant or animal species? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will project result in a major adverse effect on air quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will project have a major adverse effect on existing or future recreational opportunities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Is project non-farm related and located within a certified agricultural district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will project have any adverse impact on public health or safety? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is there public controversy concerning any potential impact of the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

FOR AGENCY USE ONLY

Preparer's Signature: [Signature] Date: 14 APRIL 1988
Preparer's Title: LAND SURVEYOR
Agency: _____

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

HERBERT H. ROOL, deposes and says that he
resides at 240 NORTH ROAD, POUGHKEEPSIE
(Owner's Address)

in the County of DUTCHESS

and State of NEW YORK

and that he is the owner in fee of SEC 9 BLK 1 LOT 25.222

which is the premises described in the foregoing application and
that he has authorized ELIAS D. GREAS, L.S.
to make the foregoing application as described therein.

X Date: 4/14/88

X [Signature]
(Owner's Signature)

X Holly Bilchak
(Witness' Signature)

HOLLY BILCHAK
Notary Public, State of New York
No. 4815700
Qualified in Ulster County
Commission Expires 4/30/88

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | Section |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input checked="" type="checkbox"/> Catch Basin Through |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates | Section |
| 7. <input type="checkbox"/> 4"x2" Box for Approval | 33. <input checked="" type="checkbox"/> Storm Drainage |
| Stamp. | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 9. <input checked="" type="checkbox"/> Site Designation | 36. <input checked="" type="checkbox"/> Area Lighting |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| of Site | |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 38. <input checked="" type="checkbox"/> Water Supply/Fire |
| LIST AVAILABLE | Hydrants |
| 12. <input type="checkbox"/> PLOT PLAN | 39. <input checked="" type="checkbox"/> Building Locations |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 41. <input checked="" type="checkbox"/> Front Building |
| 15. <input checked="" type="checkbox"/> Zoning Designation | Elevations |
| 16. <input checked="" type="checkbox"/> North Arrow | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 43. <input checked="" type="checkbox"/> Sign Details |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 100 sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 46. <input checked="" type="checkbox"/> Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. <input checked="" type="checkbox"/> Building Coverage (% |
| 22. <input checked="" type="checkbox"/> Landscaping | of Total Area) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. |
| 24. <input checked="" type="checkbox"/> Screening | Ft.) |
| 25. <input checked="" type="checkbox"/> Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% |
| 26. <input checked="" type="checkbox"/> Parking Areas | of Total Area) |
| 27. <input checked="" type="checkbox"/> Loading Areas | 50. <input type="checkbox"/> Open Space (Sq. Ft.) |
| 28. <input checked="" type="checkbox"/> Paving Details | 51. <input type="checkbox"/> Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. <input checked="" type="checkbox"/> No. of Parking Spaces |
| | Proposed. |
| | 53. <input checked="" type="checkbox"/> No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

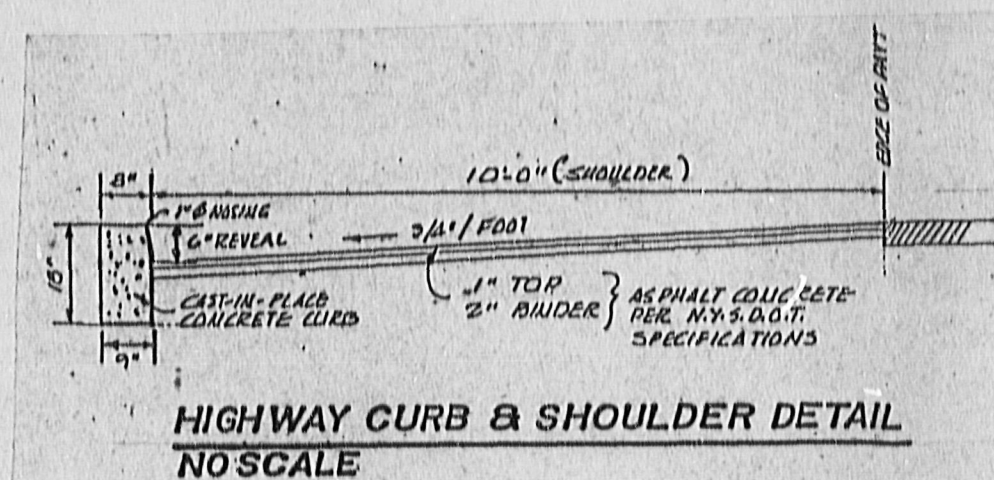
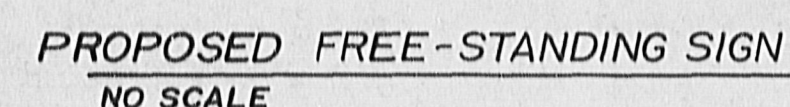
PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

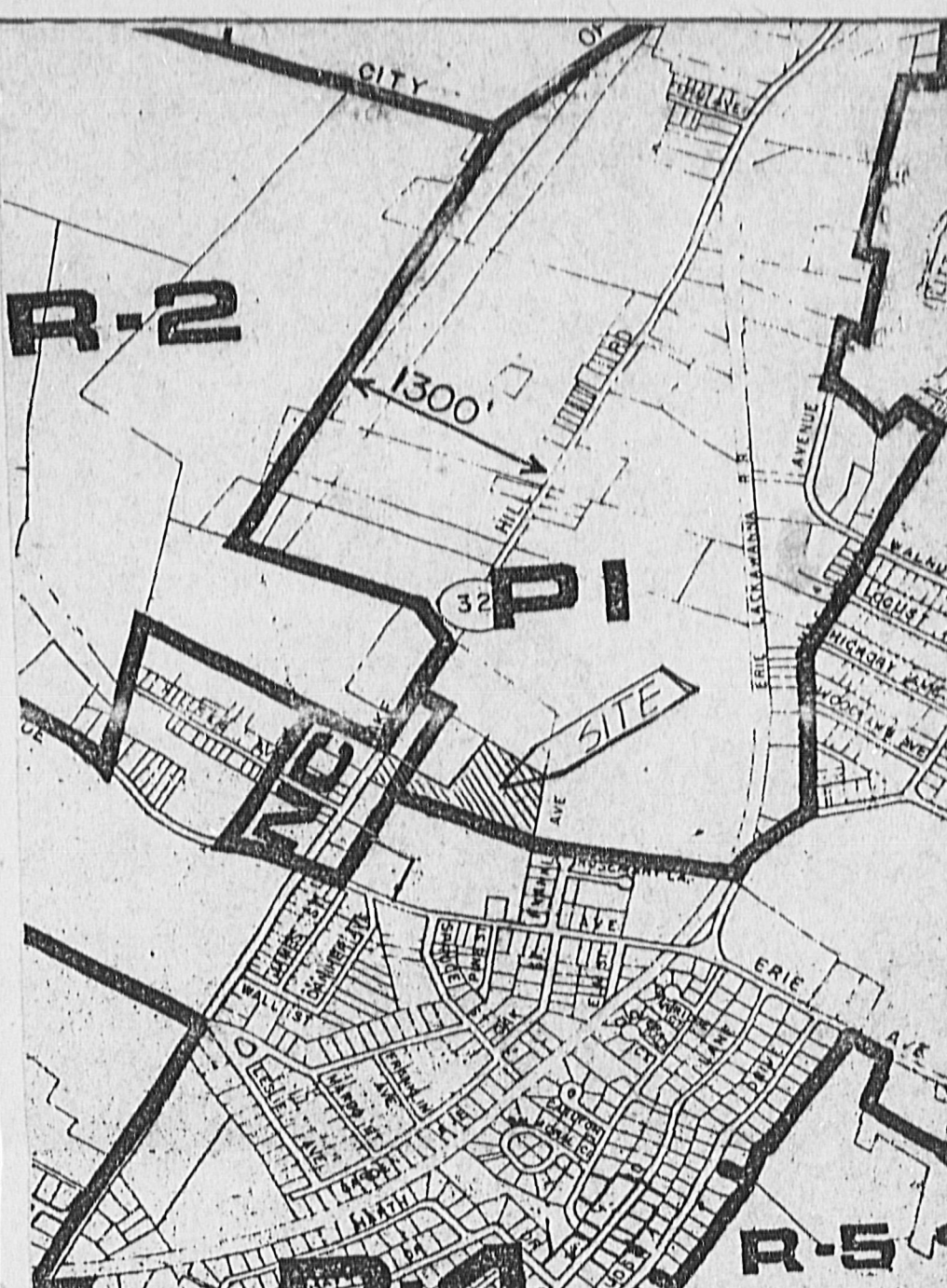
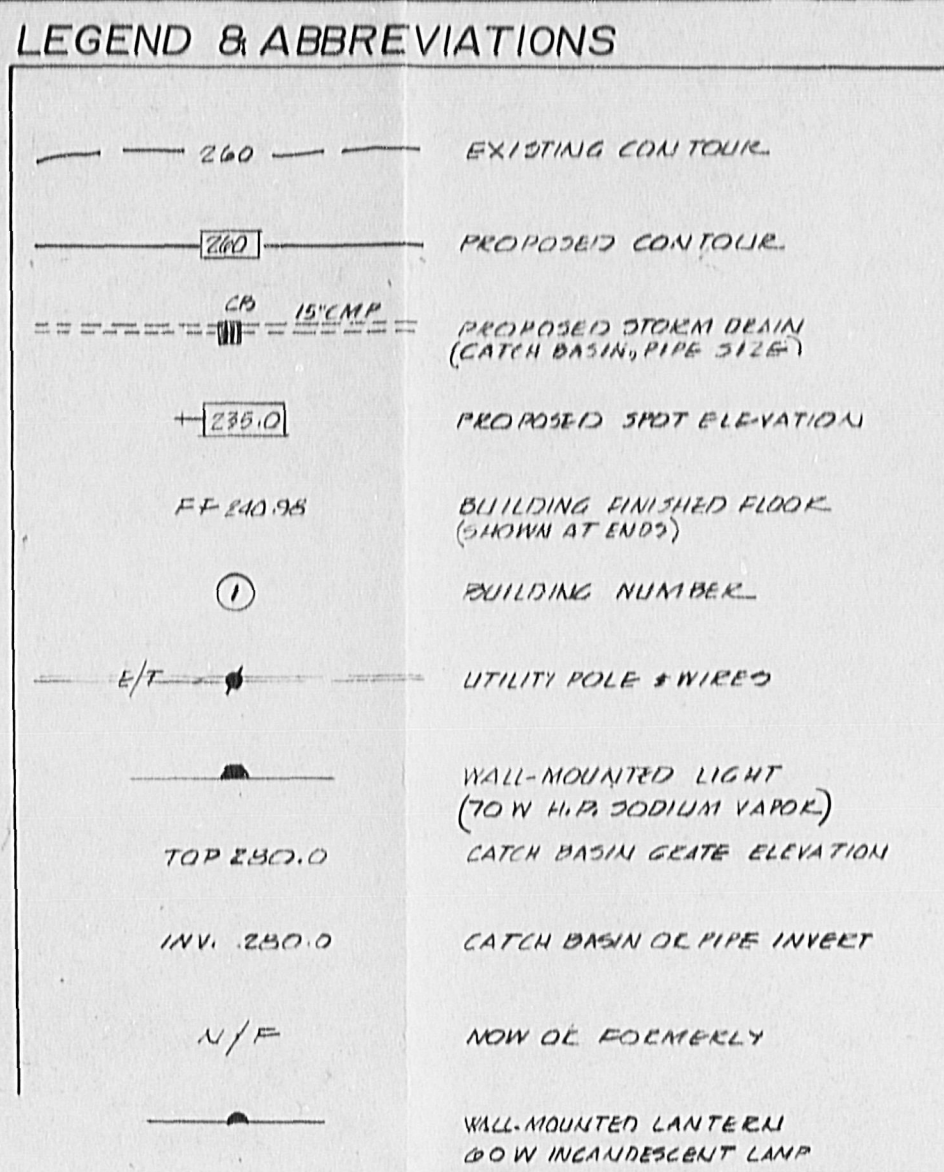
By: 
Licensed Professional

Rev. 3-87

Date: 14 APRIL 1988



NOTE: THIS DRIVE IS TO BE USED IN
COMMON WITH PROPERTY TO
THE NORTH

LOCATION PLAN 1" = 1000'

ZONE BULK REQUIREMENTS--PI ZONE
***Use: Bulk Storage, Including Warehouses**

	Min. Lot Area <small>(see table for min. lot area)</small>	Min. Lot Width <small>(see table for min. lot width)</small>	Min. Front Yard <small>(see table for min. front yard)</small>	Min. Side Yard <small>(see table for min. side yard)</small>	Min. Rear Yard <small>(see table for min. rear yard)</small>
Required:	80,000 SF	200'	100'	50'/110'	50'
Provided:	316,700 SF**	244.9	125'+	50'/147'+	165'+

	Min. St. Frontage <small>(see table for min. st. frontage)</small>	Max. Bldg. Height <small>(see table for max. bldg. height)</small>	Floor Area Ratio <small>(see table for floor area ratio)</small>
Required:	100'	6'/Ft.-Lot Line(25')	.1
Provided:	262.8'	25'	.1

*** Requires Special Permit by Planning Board**

**** In PI Zone**

This parcel is divided by Zone Boundaries, as follows:

NC ZONE:	1.15+ Ac.
PI ZONE:	7.27+ Ac.
R-4 ZONE:	6.01+ Ac. <small>(see table for min. lot area)</small>
TOTAL	14.43+ Ac.

- NOTES
1. Being a proposed development of a portion of the lands shown on the New Windsor Tax Maps, as Section 9, Block 1, Lot 25.222.
 2. PROJECT/APPLICANT: Herbert H. Redl
240 North Road
Poughkeepsie, N.Y. 12601
 3. TOTAL PARCEL AREA: 14.4 ± Acres
 4. PROPERTY ZONE (S): N C, P 1 & R-4
 5. PROPOSED USE: "Mini-Warehouse" Buildings
 6. PROPOSED WATER SUPPLY & SANITARY SEWAGE DISPOSAL: Town of New Windsor
 7. Boundary data shown is from a plotting of the deeds of record and the Last Will and Testament of Mary C. Schaefer, probated 4 August 1970. Boundaries are in accordance with an actual field survey.
 8. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.


- SIGN NOTES
- The existing, 64 S.F. sign face area on Route 32 is to be replaced with a sign having a total face area of 80 S.F. In addition, a sign is to be placed on building 2, facing Route 32. This sign shall not exceed a total square footage of 40 S.F. The total for all signs on site of 120 S.F. Building-Mounted signs shall not project above the roof of the building. All signs shall be placed in accordance with the Town of New Windsor Supplementary Sign Regulation (Sect. 48-18).

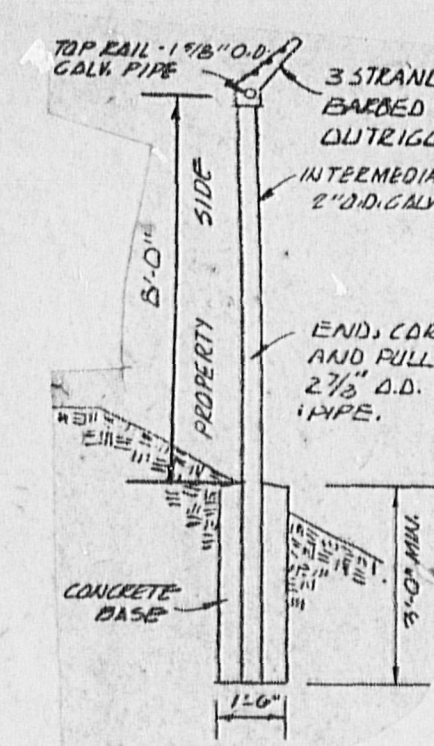
- LANDSCAPING NOTES**
1. The "Landscaped Buffer Strip" shall be planted with a double, minimum 5' wide strip of a mixture of deciduous and coniferous trees. Coniferous trees shall be placed 15 feet on center, deciduous trees 5 feet on center, and all trees shall be between 4 feet and 5 feet high.
 2. Disturbed areas on the site, including the Retention Basin, shall be seeded with hardy, perennial grasses immediately after construction.
 3. All plants used shall be selected by a Licensed Landscape Architect or Designer, and shall be Native American.

Building No.	Square Footage
1	2,700
2	5,400
3	2,700
4	1,250
5	5,375
6	9,450
7	11,200
8	8,400
9	8,000
10	6,400
11	3,800

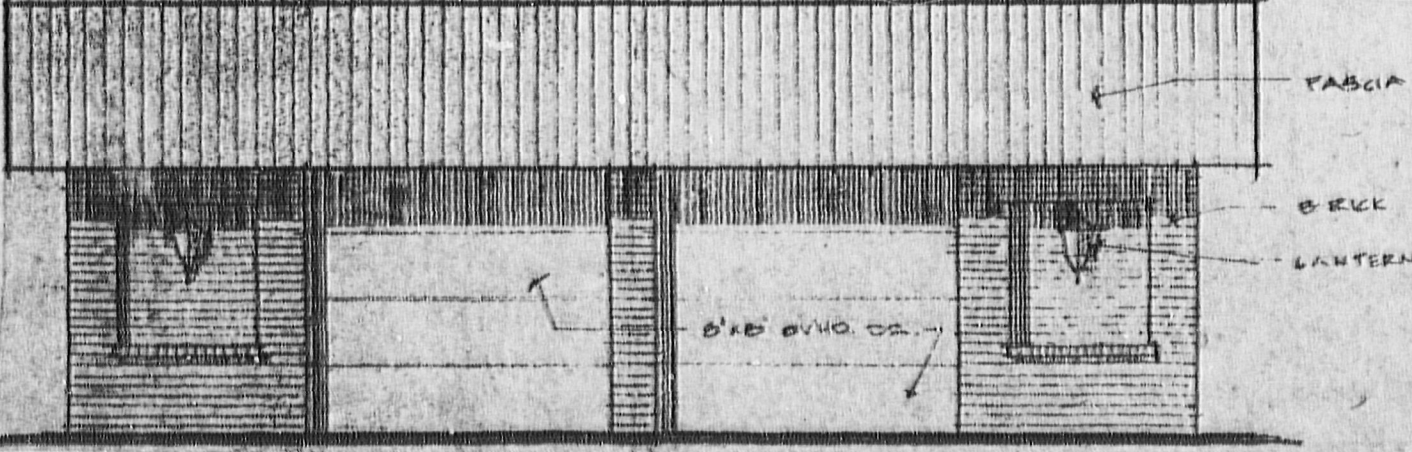
WAREHOUSE SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 10/1/1988
BY Lawrence Jones
LAWRENCE JONES
SECRETARY



	ELIASD. GREVA,3 L.S. LAND OWNER 33 CROCKFORD AVENUE NEWBURGH, NEW YORK 12550	PLAN FOR: HERBERT H. REDL
	TOWN OF WEST WINDSOR	ORANGE COUNTY, NEW YORK
REVISIONS: DATE DESCRIPTION C/Rev. 06 General Revisions	Drawn: 445 Checked: Scale: 1" = 80' Date: 7 Aug 1996	AMENDED "MINI-WAREHOUSE" SITE PLAN
26 JAN 97 General Revisions 29 FEB 97 "N" lot Sp. Visions 29 MAR 97 General Revisions 11 MAY 97 Revised Landscaping Note. No. 1	Job No.: 86-099	

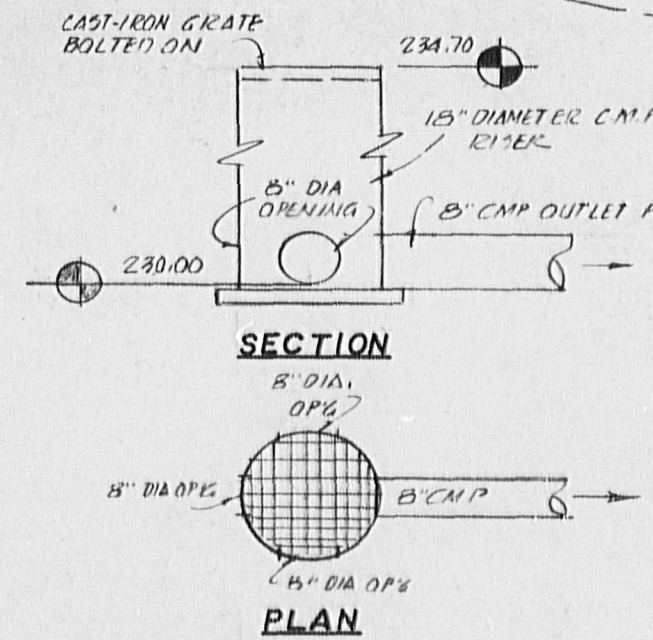


FENCE SECTION
NO SCALE



NO SCALE

ROOM PLANS PREPARED BY MAURI ASSOCIATES, ARCHITECTS



RETENTION POND OUTLET STRUCTURE
SCALE: NONE

LABELLED COURSES		
No.	Bearing	Distance
1	N40°34'00"E	36.89'
2	S07°15'20"E	48.31'
3	N63°43'00"W	38.68'
4	N58°46'11"W	48.63'
5	N137°71'00"W	7.33'
6	N73°71'00"W	25.01'
7	S46°45'14"E	20.06'
8	N63°43'00"W	20.92'
9	N39°02'24"E	54.12'
10	S44°11'10"W	12.50'
11	N50°45'20"E	49.31'
12	N39°05'50"W	12.89'

* PHASE I TO BE COMPLETED WITHIN 12 MONTHS OF APPROVAL.

* PHASE II TO BE COMPLETED WITHIN 36 MONTHS OF APPROVAL.